

Etobicoke Centre Housing Now Block Context Plan Bloor-Islington

Bloor-Islington Site

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BA Group

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Contents

Context & Urban Analysis	5	Perspective Views	70
The Sites Today	6	Bloor-Islington Landscape	75
Urban Context & Site Observations	8	Landscape Principles & Guidelines	76
Neighbouring Parks & Facilities	12	Streets Sections	88
		Potential Public Artworks	96
Design Principles	15		
Constructing a Neighbourhood: Designing a Complete Community	16	Landscape	
Design Principles	18	Physical [Landscape] Features	98
Landscape Principles & Guidelines	28	Programmatic [Landscape] Features	100
		Healthy Urban Canopy	101
Bloor-Islington	31	Tree Species Recommendations	102
Executive Summary	32	Hydro Corridor	104
Massing Concept	36		
Site Circulation	38	Appendix	111
An Active Public Realm	42	Base Block Plans	113
Streetscape Experience	44		
Master Plan Massing	49	Etobicoke Centre Skyline	114
Massing Context Heights	50		
Microclimate Analysis (including Daylight, Shadows, + Wind Studies)	52		
Program	57		
Architectural Drawings	58		
Site Plan	59		
Floor Plans	60		
Elevations	64		
Sections	66		

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Context & Urban Analysis

Context & Urban Analysis

The Sites Today

Bloor-Islington has been identified as part of the Housing Now initiative, a city wide effort to bring additional housing and affordability to Toronto. The site sits adjacent to another Housing Now site along Bloor Street West at the heart of Etobicoke.

Bloor-Islington

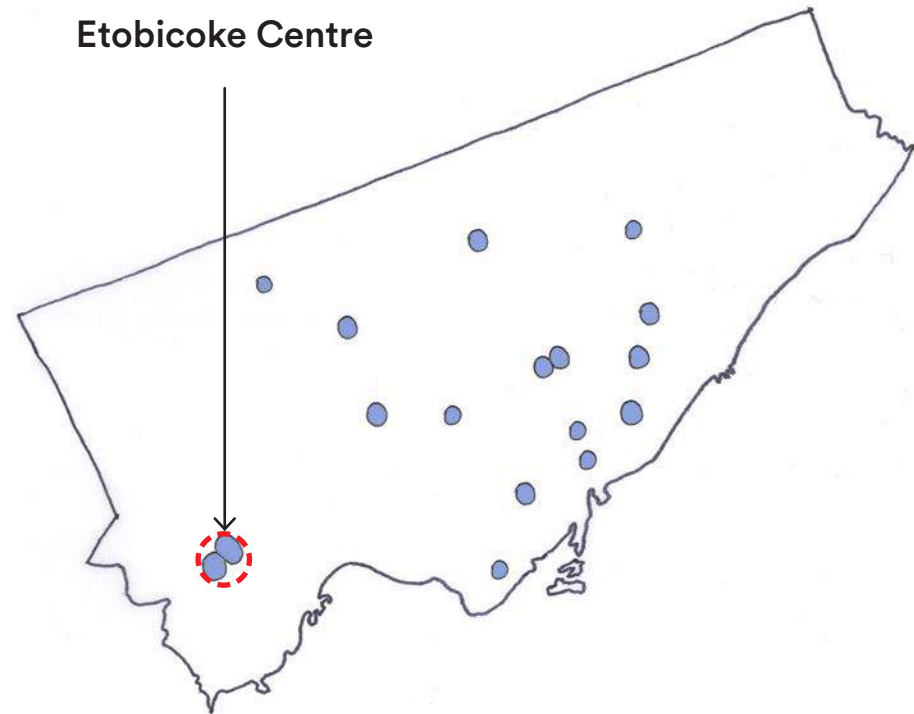
Bloor-Islington consists of a 4.9 acre (2.0 hectare) site that sits east of the Bloor-Kipling Housing Now site along Bloor Street West at the heart of Etobicoke. The site is currently the site of the TTC bus, Islington TTC subway, and surrounding commuter parking lot. The TTC bus terminal will be relocated to the Northeastern corner of the site in a new facility that connects directly into the subway below. Street A and Street B will be extended through the site to provide a new public street connection. This connected roadway will subdivide the site into two development Blocks. Bloor-Islington will be developed in two phases in order to accommodate continued TTC bus terminal operation while the new terminal is constructed.



Context & Urban Analysis

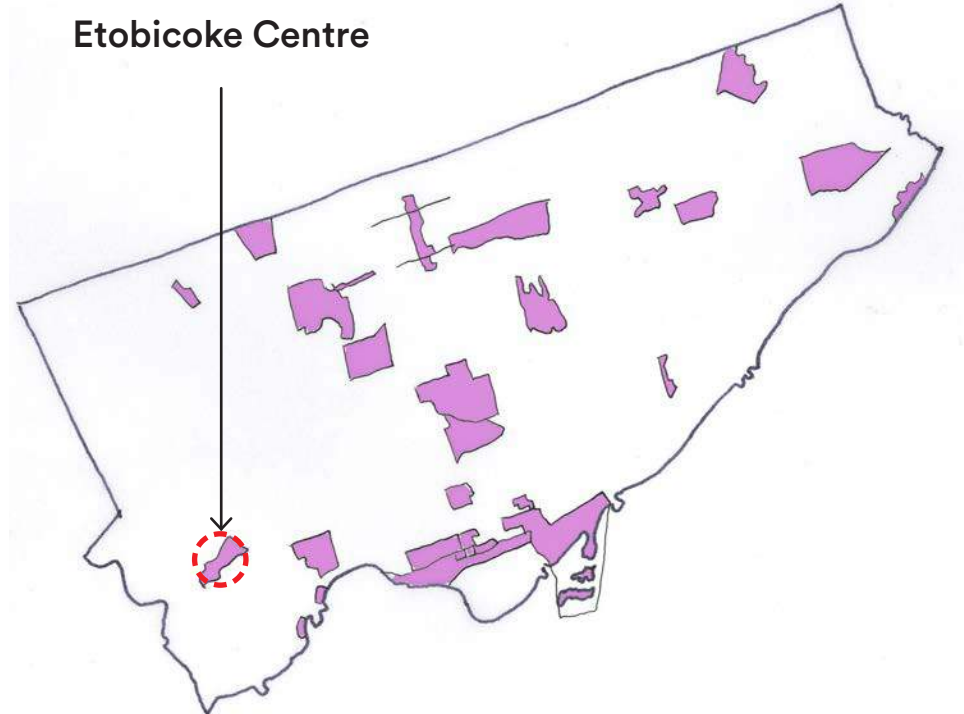
Urban Context

Bloor-Islington is situated on public transit lines, making these development sites attractive for Torontonians who work in different areas of Toronto and are looking for more affordable housing options with greater access to open space. Etobicoke Centre has the potential to become the missing link between east and west for existing networks, including bicycle networks and open green spaces.



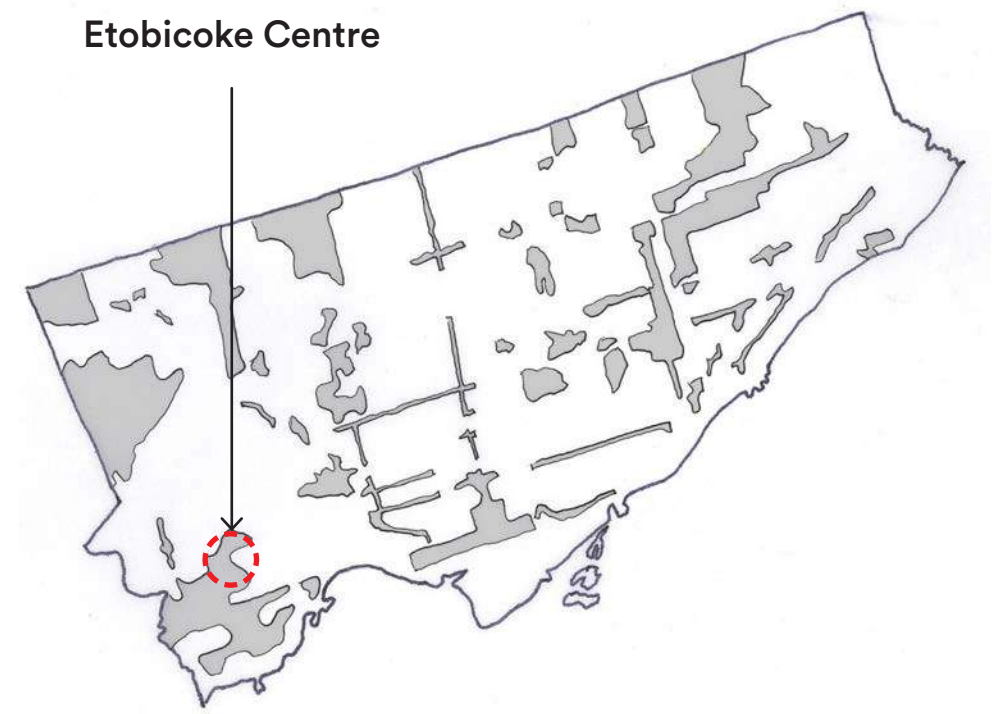
Housing Now Sites

Bloor-Islington is one (1) of the seventeen (17) Housing Now sites across Toronto and is among the largest identified sites. The Housing Now initiative is characterized by increased density and affordability.



Secondary Plans

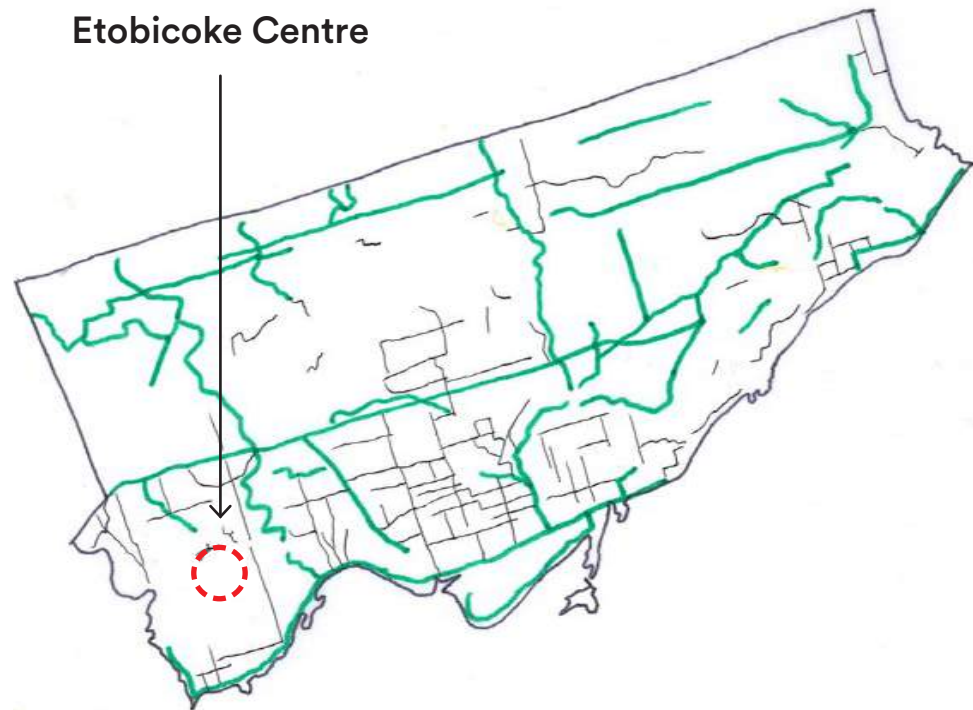
This site falls within the Etobicoke Centre Secondary Plan—an intensified mixed-use area anticipated to accommodate sustainable growth with a mix of uses that supports a complete community.



Commercial and Employment Uses

The Bloor Street West and Dundas Street West commercial corridors are being extended through the focus areas.

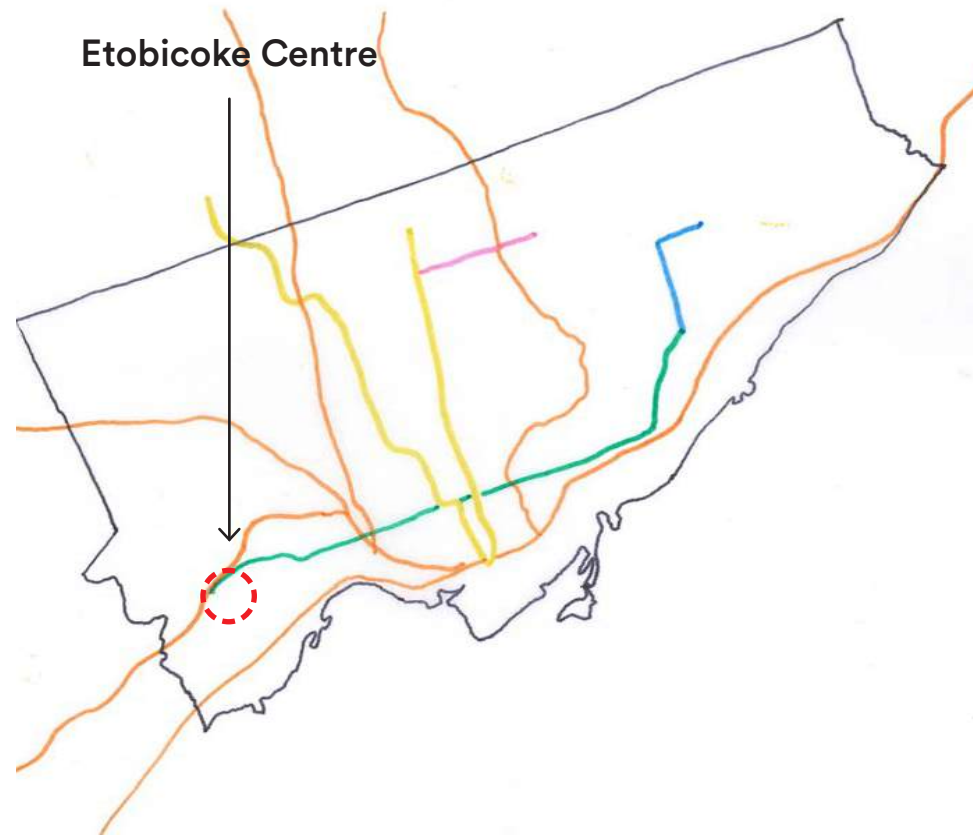
Etobicoke Centre



Bicycle Networks and Trails

Existing bicycle networks and trails are disconnected around the site, but can be extended through the focus area to link the site with greater Etobicoke and Toronto.

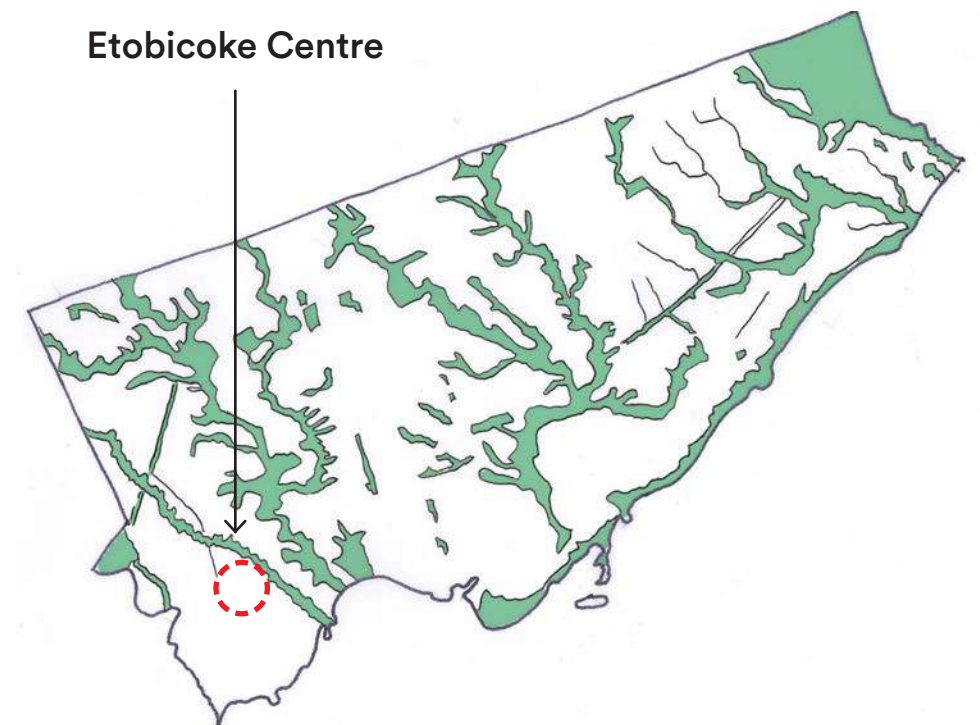
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Public Transit

The site is a current nexus for the Bloor-Danforth subway line and GO Train. The focus area can be developed as a transit-oriented complete community within Etobicoke.

Etobicoke Centre



Ravines and Open Space

Tom Riley Park and nearby ravines link the area to Toronto's broader open space network.

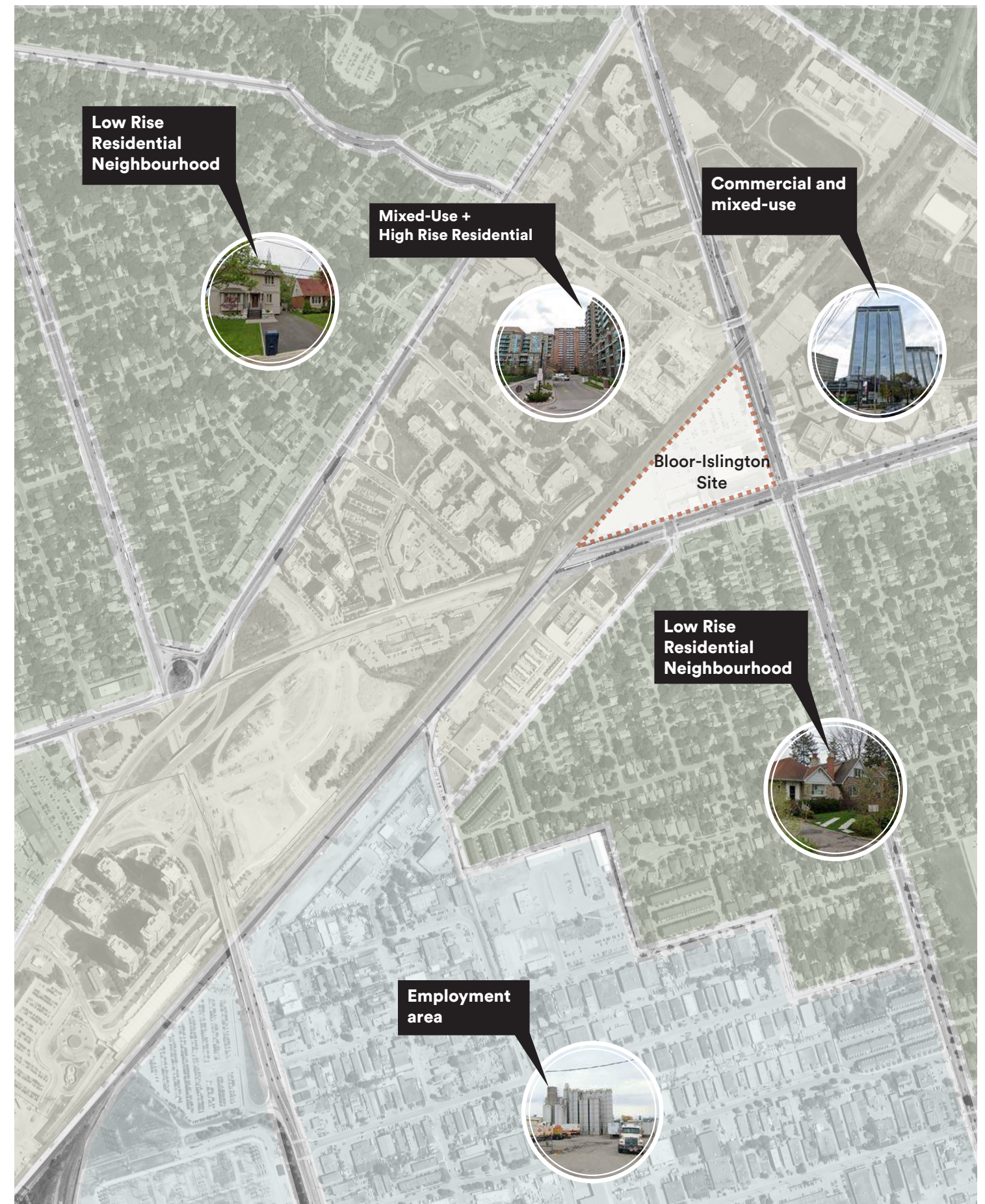
Context & Urban Analysis

Site Observations

Etobicoke Centre is surrounded by a diverse urban fabric with varied scales and land uses. While Bloor-Islington is within a mixed-use Centre that includes high rise towers, there are low-rise neighbourhoods in close proximity on the Southeast and Northwest. An employment zone continues to operate on the opposite side of the railway south of Bloor-Kipling.

New development within the Bloor-Islington focus area will extend the main Bloor Street West commercial and retail corridor into the site to continue the vibrancy found further east.

The sites are located within the Bloor/Islington Focus Area as per the Secondary Plan.



Despite proximity, the Bloor-Islington and Bloor-Kipling sites are significantly separated by the railway that bisects the Etobicoke Centre and the resulting topography as Bloor Street West dips below the rail bridge. A recommended urban design initiative is to improve the link between the sites and provide a more activated street experience on Bloor Street West as it approaches the railway bridge underpass.

As the Bloor-Islington and Bloor-Kipling sites are developed there is an opportunity to build a multi-use pedestrian and cycling trail connecting the new sites and the broader Etobicoke Centre community. Furthermore, the multi-use trail can be connected and extended over Islington Avenue into Tom Riley Park.



Context & Urban Analysis

Neighbouring Parks & Facilities

There are many parks and green spaces around Bloor-Islington; however, they currently are disconnected islands. The design goal is to create interconnected green spaces woven throughout the Block Plan and a bike network that links existing networks.

The adjacent diagrams illustrate the neighbouring parks and public facilities within walking distance of Etobicoke Centre. The intent of the park use study is to identify facility gaps in the region to help guide the programming of the park and other Publicly Accessible Spaces (PAS) and green spaces proposed for the new developments.

